

PLANNING COMMISSION

City Hall
61 Church Street
Amsterdam, NY 12010

Elaine Santiago-Chairman
20 Frederick Street
Amsterdam, NY 12010

Kathy Peluso
284 Guy Park Avenue
Amsterdam, NY 12010

Michael Palumbo-Co-Chairman
29 Wilkes Avenue
Amsterdam, NY 12010

Sandy Griffin
106 Princeton Street
Amsterdam, NY 12010

Sonnet Gravina
344 Guy Park Avenue
Amsterdam, NY 12010

Diane Staber
5 Laura Street
Amsterdam, NY 12010

Donna Decker (alt)
48 Chapel Place
Amsterdam, NY 12010

July 11, 2023

A Planning Commission meeting is scheduled for **July 19, 2023, at 6 p.m.** at City Hall in the Common Council Chambers, 2nd Floor, Room 204.

1. Call to Order
2. Roll Call
3. Adoption of Agenda
4. Applications before the board:
 - **127-129 Market Street – (23-23P)** Borinquen Market Corp (Luis M. Vasquez Rosario) for a site plan approval to use existing building for a market. This will include pre-made foods, smoothies, natural juices, cooked foods and cold cuts.
 - **10 Leonard Street – (23-24P)** 10 Leonard St, LLC. – for a site plan approval to use existing building for indoor storage.
6. Public Comment
7. Board Discussions of Applications
8. Old Business:
 - 399 W. Main St & 52 Carmichael St – (23-03P)**
Mohawk Valley Development (Iroquois Landing) for a site plan approval and special use permit to construct two new multi-use four story buildings.
 - 1451 St. Hwy 5S (1549) – (23-18P)** – Mohawk Properties, LLC and Market Street Fort, LLC for a site plan approval for a real state / business holding company.
 - 1451 St. Hwy 5S (1549) – (23-19P)** – Mohawk Properties, LLC and Market Street Fort LLC for a site plan approval and special use permit for a Licensed Adult – Use Cannabis Retail Dispensary.
9. Special Presentations:
10. Discussion:
11. Adjournment

cc: Stefanie Lenkowicz, City Clerk
Michael Cinquanti, Mayor
Tony Casale, Corporation Counsel
Anthony Agresta, Fire Chief
Mike Clark, City Engineer
Joseph Szyjowski, Housing Inspector
Grant Egelston, Housing Inspector
Daniel Gray, Community & Economic Development
Gina Dabiere-Gibbs, Community & Economic Dev.
Common Council Members
Zoning Board of Appeals Members
Applicant(s)



CITY OF AMSTERDAM
PLANNING COMMISSION
AMSTERDAM CITY HALL
61 CHURCH STREET
AMSTERDAM, NEW YORK 12010
PHONE (518)841-4319 FAX (518)841-4310

Office Use Only:

Application # 23-237

Date Received 7-3-23

PLANNING COMMISSION APPLICATION

All fields must be printed clearly or typed.

☒ SITE PLAN REVIEW ☐ SPECIAL USE PERMIT ☐ SUBDIVISION OF LAND ☐ SKETCH PLAN CONFERENCE

PROJECT NAME: Borinquen Market Corporation

PROJECT ADDRESS: 127-129 Market St. S/B/L: 55.28-1-5
Number Street

Which Zoning District is the project located within?

☐ Low Density Neighborhood ☒ Medium Density Neighborhood ☐ Medical Residential Neighborhood
☐ Downtown Core ☐ Employment District ☒ Commercial Corridor ☐ Light Industrial District

Is the property located within the Form-Based Code overlay zone?

☐ Yes ☒ No

Is the property located within the Greenway Corridor Overlay zone?

☐ Yes ☒ No

Is the property located within the Gateway Overlay zone?

☐ Yes ☒ No

Is the property located within 500 feet of the Montgomery County referral buffer zone?

☐ Yes ☒ No

Is the property located within 500 feet of a State or County highway?

☐ Yes ☒ No

APPLICANT NAME*: Luis M Vasquez Rosario

*Applicant must be either the owner of the property to be developed or used, or be a party with a purchase agreement for the property. A copy of the purchase agreement must be attached.

Address: 35 Bunn St. Amsterdam New York 12010
Number Street City State Zip
Phone No. 973-388-4088 Fax N/A Email luis301893@gmail.com

OWNER NAME: 127 Market St LLC

Address: 127 Market St. Amsterdam New York 12010
Number Street City State Zip
Phone No. 518-334-0578 Fax N/A Email franksantos021@gmail.com

ATTORNEY/ AGENT: N/A

Address: _____
Number Street City State Zip
Phone No. _____ Fax _____ Email _____

If there are additional applicants/owners, please submit separately.

Who will be the PRIMARY contact person? ☒ Applicant ☐ Owner ☐ Agent

PROVIDE A BRIEF DESCRIPTION OF THE PROJECT:

Opening a fruit market- will be selling homemade fruit salads,
green salads, smoothies, natural juices, cold cuts & cooked food.

Office Use Only:

Application # _____

Fee Schedule

Site Plan Review:	Residential:	
	Up to \$50,000.....	<input type="checkbox"/> \$50
	between \$50,000 - \$100,000.....	<input type="checkbox"/> \$100
	between \$100,000 - \$150,000.....	<input type="checkbox"/> \$150
	For every \$50,000 above \$150,000.....	<input type="checkbox"/> \$50
	Commercial:	
	Up to \$50,000.....	<input checked="" type="checkbox"/> \$75
	between \$50,000 - \$100,000.....	<input type="checkbox"/> \$150
	between \$100,000 - \$150,000.....	<input type="checkbox"/> \$225
	For every \$50,000 above \$150,000.....	<input type="checkbox"/> \$75
Special Use Permit:	Residential	<input type="checkbox"/> \$50
	Commercial	<input type="checkbox"/> \$75
All Subdivisions	<input type="checkbox"/> \$50
Total:		\$ 75.00

A check payable to the City of Amsterdam must accompany this application.

Submission Deadline

The Planning Commission meets the fourth Wednesday of each month. Dates may vary due to holidays. Complete applications must be received 15 days prior to the next scheduled meeting to be included on the agenda.

We must receive the original, completed application packet + 11 copies.

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? ☐ Yes ☒ No

If Yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

Certification, Permission, and Authorization: As the owner, leasee, or purchaser under contract for the property that is the subject of this application, I hereby certify that the above information is correct and that I have submitted herewith all documentation required or requested a waiver in writing for any documentation not submitted. I hereby authorize members of the Planning Commission and designated City of Amsterdam staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this application. I hereby certify that there are no outstanding code violations on any owned properties within the City of Amsterdam for the applicant and property owner, if property owner is different from the applicant. I hereby authorize the person or entity listed herein as the Agent to represent my interests before the City in connection with this application.

Applicant Signature: _____

Date 06-25-2023

Owner Signature: _____

Date 06-25-23

Building/Zoning official receiving application: _____

EgelstonDate 7.3.23



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 AMSTERDAM CITY HALL
 61 CHURCH STREET
 AMSTERDAM, NEW YORK 12010
 PHONE (518)841-4319 FAX (518)841-4310

Application # _____

SITE PLAN APPLICATION

A "Planning Commission Application" and all attachments, including any approved plan, must be submitted with this form.

ADDRESS OF SITE: 127th Market Street Boringuen Market Corporation
Number Street Name of Business/Tenant
 APPLICANT'S NAME: Luis M Vasquez Rosario 06-25-2023
APPLICANT'S SIGNATURE* Date

*Applicant must be either the owner of the property to be developed or used, or be a party with a purchase agreement for the property. A copy of the purchase agreement must be attached.
 Address: 35 Bunn St. Amsterdam New York 12010
Number Street City State Zip
 Phone No. 973-388-4088 Fax N/A Email louis301893@gmail.com
City State Zip

CONTACT PERSON: Luis M Vasquez Rosario
 Address: 35 Bunn St. Amsterdam New York 12010
Number Street City State Zip
 Phone No. 973-388-4088 Fax N/A Email louis301893@gmail.com
City State Zip

NAME OF PRESENT PROPERTY OWNER: 127 Market St. LLC
 Address: 127 Market St. Amsterdam New York 12010
Number Street City State Zip

PROPOSED USE: (Check where applicable and provide gross floor area for each use – including basement areas)

Use	Gross Floor Area	Use	Gross Floor Area
<input type="checkbox"/> Medical Office	sq. ft.	<input type="checkbox"/> Wholesale Business	sq. ft.
<input type="checkbox"/> General Office	sq. ft.	<input type="checkbox"/> Warehouse/ Distribution	sq. ft.
<input checked="" type="checkbox"/> Retail Sales <u>3,000</u>	sq. ft.	<input type="checkbox"/> Manufacturer	sq. ft.
<input type="checkbox"/> Convenience Store	sq. ft.	<input type="checkbox"/> Fast Food	sq. ft.
<input type="checkbox"/> Apartments _____ units	sq. ft.	<input type="checkbox"/> Restaurant, Barroom	sq. ft.
<input type="checkbox"/> Motel, Hotel _____ rooms	sq. ft.	If restaurant or barroom: # of seats: _____	
<input type="checkbox"/> Storage	sq. ft.	<input type="checkbox"/> Other (specify) _____	sq. ft.

Area of Parcel _____ Acres 3,000 Sq. Ft.

Disposition of Parcel (in square feet)	Existing	Net Increase or Decrease	Total Proposed	Total (As % of site)
Building Area	<u>7,200</u>	<u>0</u>	<u>7,200</u>	
Paved Area (incl. walks, gravel, etc.)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Green Area	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Number of Parking Spaces	<u>10</u>	<u>0</u>	<u>10</u>	

If change in tenant: Name of previous tenant/business: Joe's Market
 Specific activities of previous use: Grocery Store
 Present (if any) number of employees at maximum shift: 0 Present (if any) number of shifts: 0
 Proposed number of employees at maximum shift: 4-5 Proposed number of shifts: 2
 Proposed Days & Hours of operation: Monday - Friday 9AM-8PM, Saturday & Sunday 10AM-6PM

SITE PLAN CHECKLIST

All items on the list must be included with the Site Plan Application

- ☐ Photographs of the property
- ☐ Aerial view of the property (Google Earth or similar) with the project location indicated
- ☐ Environmental assessment form. An application for site plan review and approval shall also be accompanied by a short or full EAP as required by SEQRA, Article 8 of the Environmental Conservation Law and Title 6 Part 617 NYCRR.

A CERTIFIED DRAWING INCLUDING THE FOLLOWING:

- ☐ Title of drawing, including name and address of applicant and person(s) responsible for preparation of such drawing.
- ☐ North arrow, scale and date.
- ☐ Accurate boundaries of the property plotted to scale, showing location & names of adjacent streets, access to adjacent streets, existing buildings and other improvements (identify use of each building), and site coverage statistics
- ☐ Preliminary drawings showing location, proposed use and height of all buildings, including:
 - ☐ General floor plans
 - ☐ Exterior elevations
 - ☐ Overall dimensions
 - ☐ Design and exterior materials
- ☐ Existing/proposed pedestrian & bicyclist accommodations
- ☐ Location of outdoor storage for equipment and materials, if any.
- ☐ Existing/proposed parking & circulation, including
 - ☐ Number of off-street parking spaces, including accessible spaces, as required by Chapter 250, Section 39
 - ☐ Bicycle parking
 - ☐ Location of off-street loading
- ☐ Fencing and/or screening
- ☐ Landscaping
- ☐ Outdoor lighting
- ☐ Signage, showing the following:
 - ☐ Placement on the building
 - ☐ Size
 - ☐ Colors
 - ☐ Material
 - ☐ Illumination

Acknowledgement. The undersigned acknowledges that he or she has provided all information and materials required herein or provided a written waiver request with a narrative justification for each item not submitted.

Applicant Signature: 

Date 06-25-2023

Building/Zoning official receiving application:



Date 7.3.23

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information																		
Name of Action or Project: Borinquen Market Corporation																		
Project Location (describe, and attach a location map): 127 & 129 Market St. Amsterdam, NY 12010																		
Brief Description of Proposed Action: Opening a fruit market.. Will be selling homemade fruit salads, green salads, smoothies, natural juices, cold cuts & cooked food.																		
Name of Applicant or Sponsor: Luis M Vasquez Rosario		Telephone: (973)388-4088 E-Mail: louis301893@gmail.com																
Address: 35 Bunn St.																		
City/PO: Amsterdam		State: New York	Zip Code: 12010															
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; padding: 2px;">NO</td> <td style="text-align: center; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>											
NO	YES																	
<input checked="" type="checkbox"/>	<input type="checkbox"/>																	
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; padding: 2px;">NO</td> <td style="text-align: center; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>											
NO	YES																	
<input checked="" type="checkbox"/>	<input type="checkbox"/>																	
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres																		
4. Check all land uses that occur on, are adjoining or near the proposed action: <table style="width: 100%;"> <tr> <td><input type="checkbox"/> Urban</td> <td><input type="checkbox"/> Rural (non-agriculture)</td> <td><input type="checkbox"/> Industrial</td> <td><input type="checkbox"/> Commercial</td> <td><input type="checkbox"/> Residential (suburban)</td> </tr> <tr> <td><input type="checkbox"/> Forest</td> <td><input type="checkbox"/> Agriculture</td> <td><input type="checkbox"/> Aquatic</td> <td><input checked="" type="checkbox"/> Other(Specify):</td> <td>Mixed Use</td> </tr> <tr> <td><input type="checkbox"/> Parkland</td> <td colspan="4"></td> </tr> </table>				<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential (suburban)	<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input checked="" type="checkbox"/> Other(Specify):	Mixed Use	<input type="checkbox"/> Parkland				
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<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input checked="" type="checkbox"/> Other(Specify):	Mixed Use														
<input type="checkbox"/> Parkland																		

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 40px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Luis M Vasquez Rosario</u> Date: <u>06-25-2023</u> Signature: <u></u> Title: <u>Owner</u>		

PRINT FORM

products
products

door

door

Refrigerator

stop products

12 ft

McFrigerator McFrigerator

6 ft 6 ft 6 ft

steam
table

SALAD counter

door

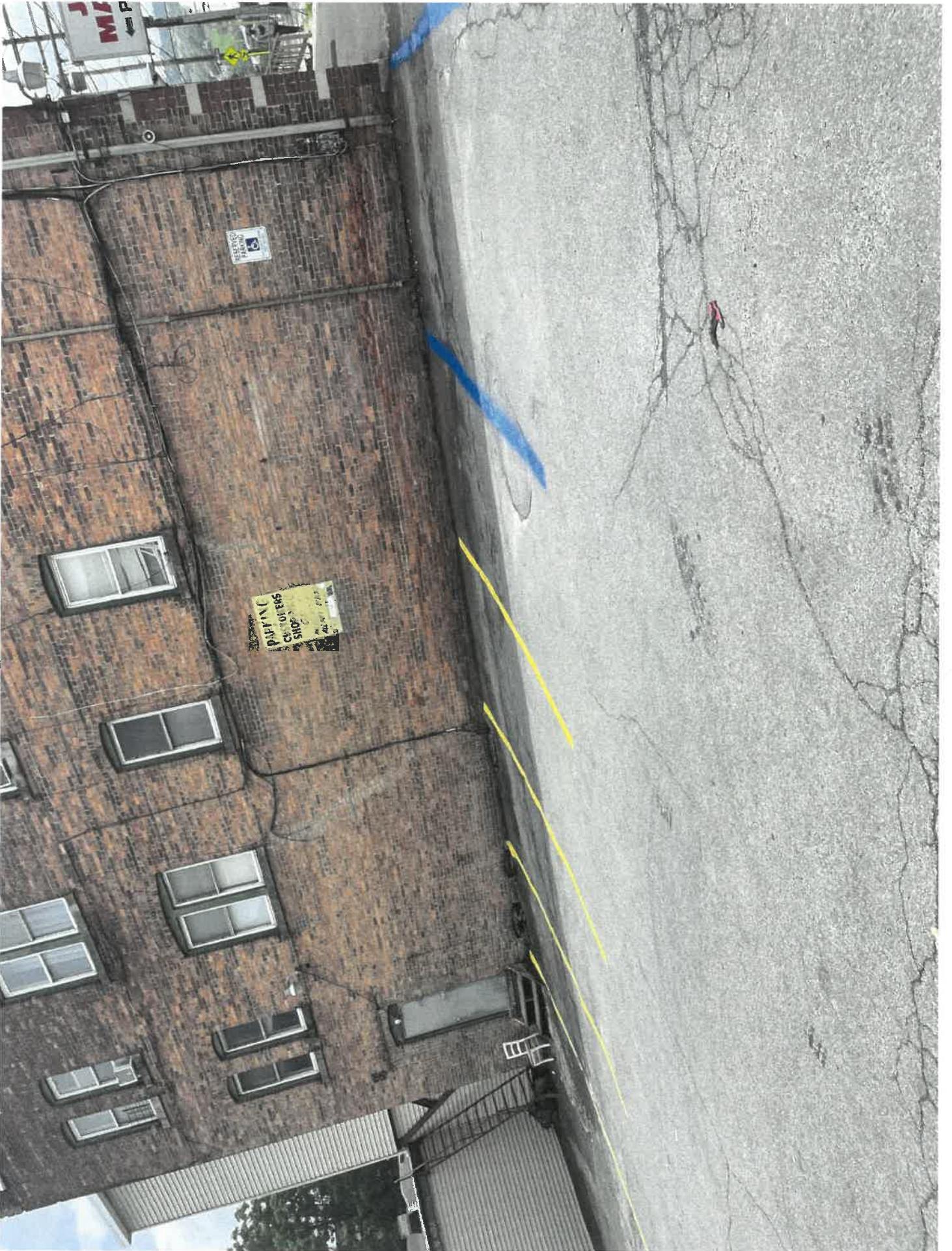
1 2 3 4
McFrigerator McFrigerator McFrigerator
47 inches 47 47 47

inches

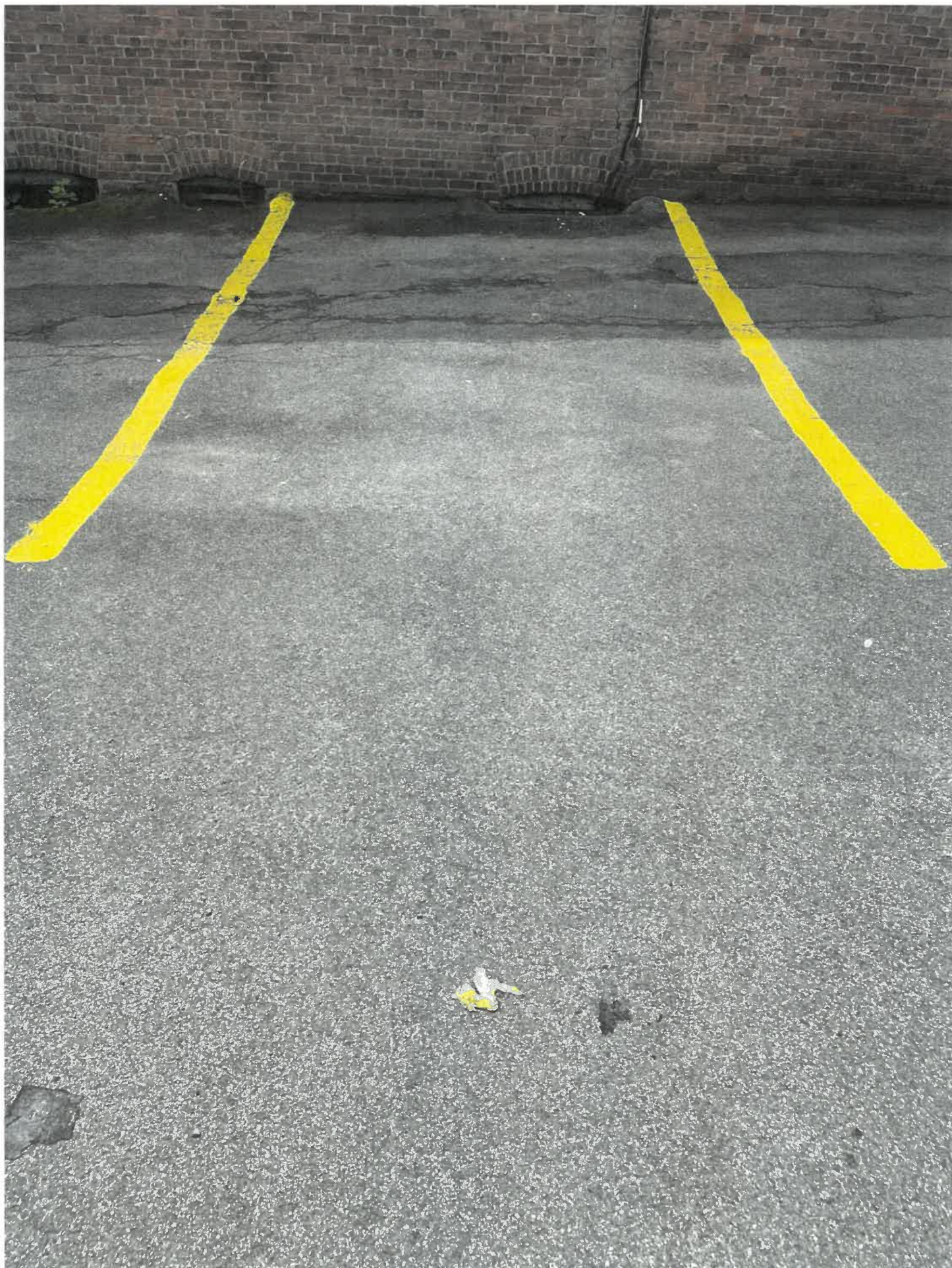
Market Street

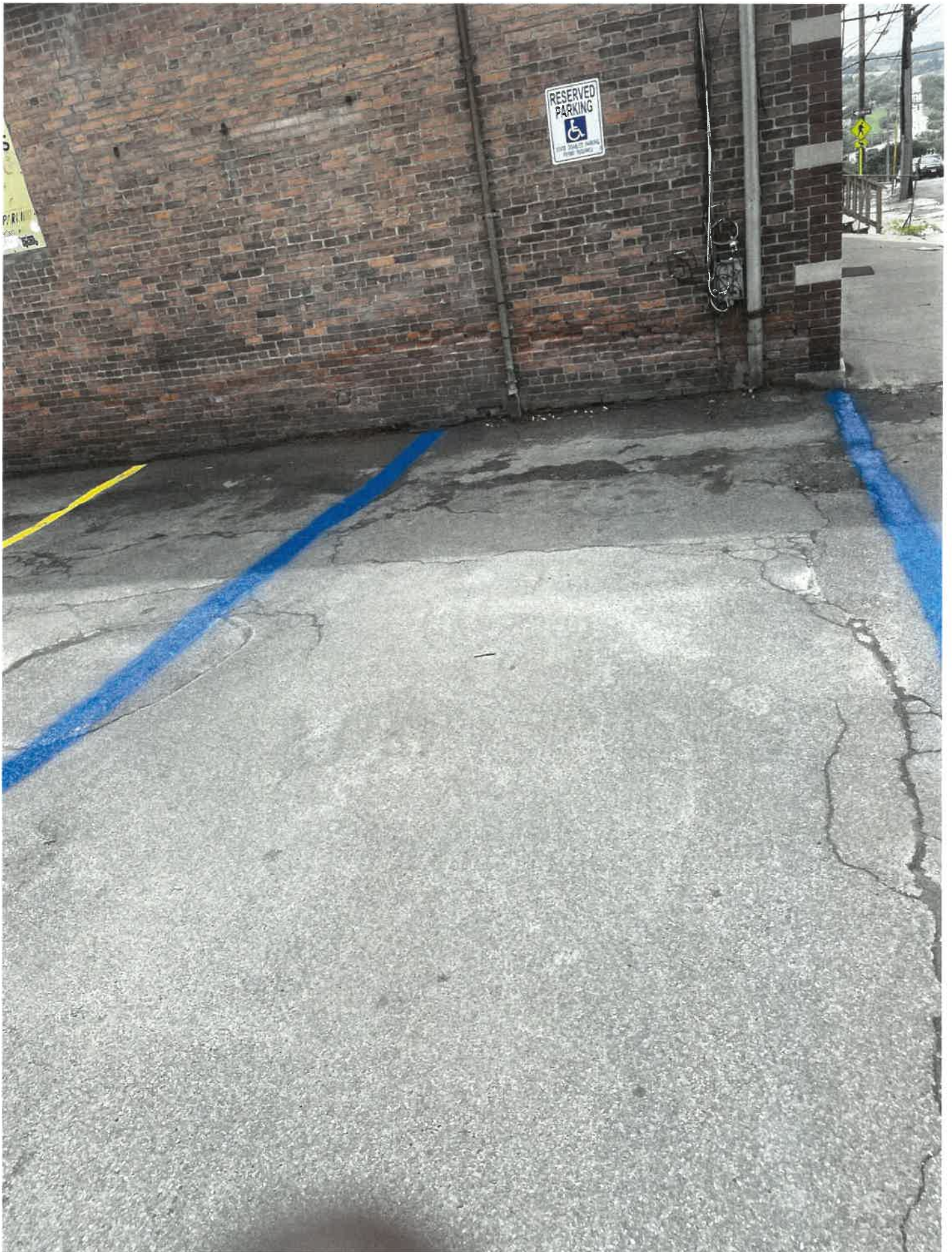
























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Office Use Only:

Application # _____

Date Received _____

PLANNING COMMISSION APPLICATION

All fields must be printed clearly or typed.

☒ SITE PLAN REVIEW ☐ SPECIAL USE PERMIT ☐ SUBDIVISION OF LAND ☐ SKETCH PLAN CONFERENCE

PROJECT NAME: 10 Leonard St. LLC

PROJECT ADDRESS: 10 Leonard Street S/B/L: 39.73-2-6
Number Street

Which Zoning District is the project located within?

☐ Low Density Neighborhood ☒ Medium Density Neighborhood ☐ Medical Residential Neighborhood
☐ Downtown Core ☐ Employment District ☐ Commercial Corridor ☐ Light Industrial District

Is the property located within the Form-Based Code overlay zone? ☐ Yes ☒ No

Is the property located within the Greenway Corridor Overlay zone? ☐ Yes ☒ No

Is the property located within the Gateway Overlay zone? ☐ Yes ☒ No

Is the property located within 500 feet of the Montgomery County referral buffer zone? ☐ Yes ☒ No

Is the property located within 500 feet of a State or County highway? ☒ Yes ☐ No

APPLICANT NAME*: 10 Leonard St. LLC - Ansar Mails

*Applicant must be either the owner of the property to be developed or used, or be a party with a purchase agreement for the property. A copy of the purchase agreement must be attached.

Address: 1020 Atlantic Ave. Baldwin, New York 11510
Number Street City State Zip
Phone No. 718-926-6239 Fax _____ Email ansarm.mails@gmail.com

OWNER NAME: 10 Leonard St. LLC - Ansar Mails

Address: 1020 Atlantic Ave. Baldwin, New York 11510
Number Street City State Zip
Phone No. 718-926-6239 Fax _____ Email ansarm.mails@gmail.com

ATTORNEY/ AGENT: Lamont Engineers - Brendon Becker

Address: PO Box 610 Cobleskill NY 12043
Number Street City State Zip
Phone No. 518-234-4028 Fax _____ Email bbecker@lamontengineers.com

If there are additional applicants/owners, please submit separately.

Who will be the PRIMARY contact person? ☐ Applicant ☐ Owner ☒ Agent

PROVIDE A BRIEF DESCRIPTION OF THE PROJECT:

Conversion of currently vacant factory/manufacturing facility at 10 Leonard Street into indoor storage facility on 3 floors. Project will include renovations of 1st, 2nd and 3rd floors for indoor storage. The 1st floor will be climate controlled. Mechanical systems for the 1st floor and Owner use will utilize the basement area. Northeast wing with storefront to be used for Owner office and storage. Existing single story structure on the north wall to be reconstructed to allow for indoor vehicle storage. The building is likely to require a new roof, the Owner would like to the Planning Board to consider the reconstruction of this flat membrane roof with roof drains with a new gable roof and gutters connected to existing drains so the Owner can consider this option.

Office Use Only:

Application # _____

Fee Schedule

Site Plan Review:	Residential:	
	Up to \$50,000	<input type="checkbox"/> \$50
	between \$50,000 - \$100,000	<input type="checkbox"/> \$100
	between \$100,000 - \$150,000	<input type="checkbox"/> \$150
	For every \$50,000 above \$150,000	<input type="checkbox"/> \$50
Commercial:		
Up to \$50,000		<input type="checkbox"/> \$75
between \$50,000 - \$100,000		<input type="checkbox"/> \$150
between \$100,000 - \$150,000		<input type="checkbox"/> \$225
For every \$50,000 above \$150,000		<input type="checkbox"/> \$75
Special Use Permit:	Residential	<input type="checkbox"/> \$50
	Commercial	<input type="checkbox"/> \$75
All Subdivisions		<input type="checkbox"/> \$50
Total:		\$

A check payable to the City of Amsterdam must accompany this application.

Submission Deadline

The Planning Commission meets the fourth Wednesday of each month. Dates may vary due to holidays.
Complete applications must be received 15 days prior to the next scheduled meeting to be included on the agenda.

We must receive the original, completed application packet + 11 copies.

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? ☐ Yes ☒ No

If Yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

Certification, Permission, and Authorization: As the owner, leasee, or purchaser under contract for the property that is the subject of this application, I hereby certify that the above information is correct and that I have submitted herewith all documentation required or requested a waiver in writing for any documentation not submitted. I hereby authorize members of the Planning Commission and designated City of Amsterdam staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this application. I hereby certify that there are no outstanding code violations on any owned properties within the City of Amsterdam for the applicant and property owner, if property owner is different from the applicant. I hereby authorize the person or entity listed herein as the Agent to represent my interests before the City in connection with this application.

Applicant Signature: _____ Date 2/3/23

Owner Signature: _____ Date 2/2/23

Building/Zoning official receiving application: _____ Date _____



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Application # _____

SITE PLAN APPLICATION

A "Planning Commission Application" and all attachments, including any approved plan, must be submitted with this form.

ADDRESS OF SITE: 10 Leonard St. 10 Leonard St. LLC
Number Street Name of Business/Tenant

10 Leonard St. LLC 6/12/2023
APPLICANT'S NAME* Date

APPLICANT'S SIGNATURE*

*Applicant must be either the owner of the property to be developed or used, or be a party with a purchase agreement for the property. A copy of the purchase agreement must be attached.

Address: 1020 Atlantic Ave. Baldwin, New York 11510
Number Street City State Zip
Phone No. (718) 926-6239 Fax _____ Email ansarm.mails@gmail.com

CONTACT PERSON: Brendon Becker - Lamont Engineers

Address: PO BOX 610, Cobleskill NY 12043
Number Street City State Zip
Phone No. (518) 234-4028 Fax (518) 234-4613 Email bbecker@lamontengineers.com

NAME OF PRESENT PROPERTY OWNER: 10 Leonard St. LLC

Address: 1020 Atlantic Ave. Baldwin, New York 11510
Number Street City State Zip

PROPOSED USE: (Check where applicable and provide gross floor area for each use – including basement areas)

Use	Gross Floor Area	Use	Gross Floor Area
<input type="checkbox"/> Medical Office	sq. ft.	<input type="checkbox"/> Wholesale Business	sq. ft.
<input type="checkbox"/> General Office	sq. ft.	<input type="checkbox"/> Warehouse/ Distribution	sq. ft.
<input checked="" type="checkbox"/> Retail Sales	<u>2,500</u> sq. ft.	<input type="checkbox"/> Manufacturer	sq. ft.
<input type="checkbox"/> Convenience Store	sq. ft.	<input type="checkbox"/> Fast Food	sq. ft.
<input type="checkbox"/> Apartments _____ units	sq. ft.	<input type="checkbox"/> Restaurant, Barroom	sq. ft.
<input type="checkbox"/> Motel, Hotel _____ rooms	sq. ft.	<input type="checkbox"/> If restaurant or barroom: # of seats: _____	
<input checked="" type="checkbox"/> Storage	<u>25,800</u> sq. ft.	<input type="checkbox"/> Other (specify) _____	sq. ft.

Area of Parcel 0.95 Acres 41,382 Sq. Ft.

Disposition of Parcel (in square feet)	Existing	Net Increase or Decrease	Total Proposed	Total (As % of site)
Building Area	<u>0.45</u>	<u>0.03</u>	<u>0.48</u>	<u>50</u>
Paved Area (incl. walks, gravel, etc.)	<u>0.18</u>	<u>0.1</u>	<u>0.28</u>	<u>30</u>
Green Area	<u>0.29</u>	<u>-0.1</u>	<u>0.19</u>	<u>20</u>
Number of Parking Spaces	<u>0</u>	<u>14</u>	<u>14</u>	

If change in tenant: Name of previous tenant/business: _____

Specific activities of previous use: Vacant, previously Warehouse/Distribution/Manufacturing

Present (if any) number of employees at maximum shift: 0 Present (if any) number of shifts: 0

Proposed number of employees at maximum shift: 0 Proposed number of shifts: 0

Proposed Days & Hours of operation: Full time, secured access.

SITE PLAN CHECKLIST

All items on the list must be included with the Site Plan Application

- ☒ Photographs of the property
- ☒ Aerial view of the property (Google Earth or similar) with the project location indicated
- ☒ Environmental assessment form. An application for site plan review and approval shall also be accompanied by a short or full EAP as required by SEQRA, Article 8 of the Environmental Conservation Law and Title 6 Part 617 NYCRR.

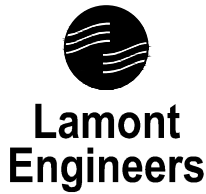
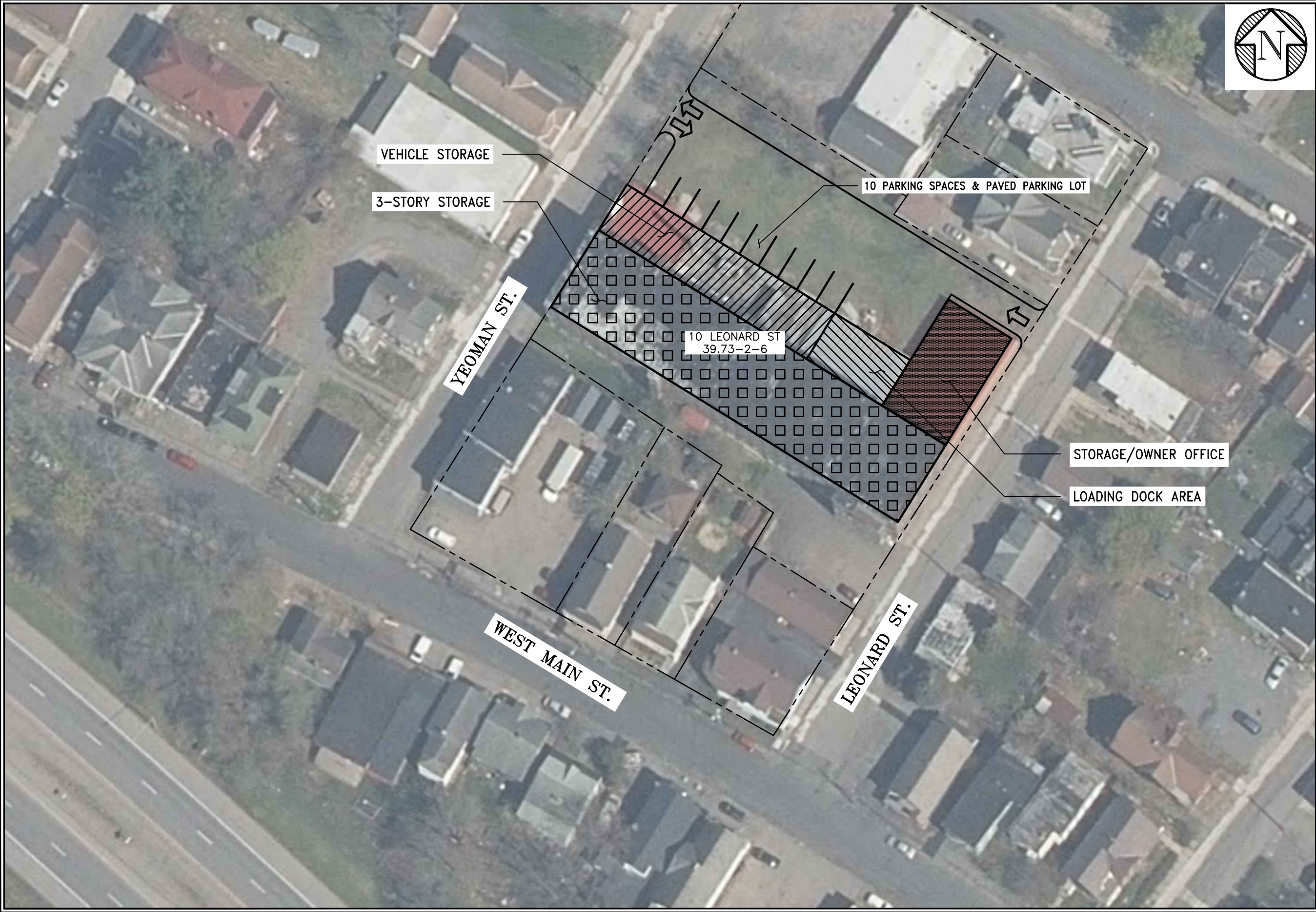
A CERTIFIED DRAWING INCLUDING THE FOLLOWING:

- ☒ Title of drawing, including name and address of applicant and person(s) responsible for preparation of such drawing.
- ☒ North arrow, scale and date.
- ☒ Accurate boundaries of the property plotted to scale, showing location & names of adjacent streets, access to adjacent streets, existing buildings and other improvements (identify use of each building), and site coverage statistics
- ☒ Preliminary drawings showing location, proposed use and height of all buildings, including:
 - ☒ General floor plans
 - ☒ Exterior elevations
 - ☒ Overall dimensions
 - ☒ Design and exterior materials
- ☐ Existing/proposed pedestrian & bicyclist accommodations
- ☒ Location of outdoor storage for equipment and materials, if any.
- ☒ Existing/proposed parking & circulation, including
 - ☐ Number of off-street parking spaces, including accessible spaces, as required by Chapter 250, Section 39
 - ☐ Bicycle parking
 - ☐ Location of off-street loading
- ☐ Fencing and/or screening
- ☐ Landscaping
- ☐ Outdoor lighting
- ☐ Signage, showing the following:
 - ☐ Placement on the building
 - ☐ Size
 - ☐ Colors
 - ☐ Material
 - ☐ Illumination

Acknowledgement. The undersigned acknowledges that he or she has provided all information and materials required herein or provided a written waiver request with a narrative justification for each item not submitted.

Applicant Signature:  CO. ANDER HAILS Date 7/3/2023

Building/Zoning official receiving application: _____	Date _____
---	------------



COBLESKILL NEW YORK
(518) 234-4028

10 LEONARD ST. LLC
10 LEONARD ST.
AMSTERDAM, NY 12010
MONTGOMERY COUNTY NEW YORK STATE

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Project Number 2022120

Drawn By SK

Designed By BJB

Checked By BJB

Date 06/13/23

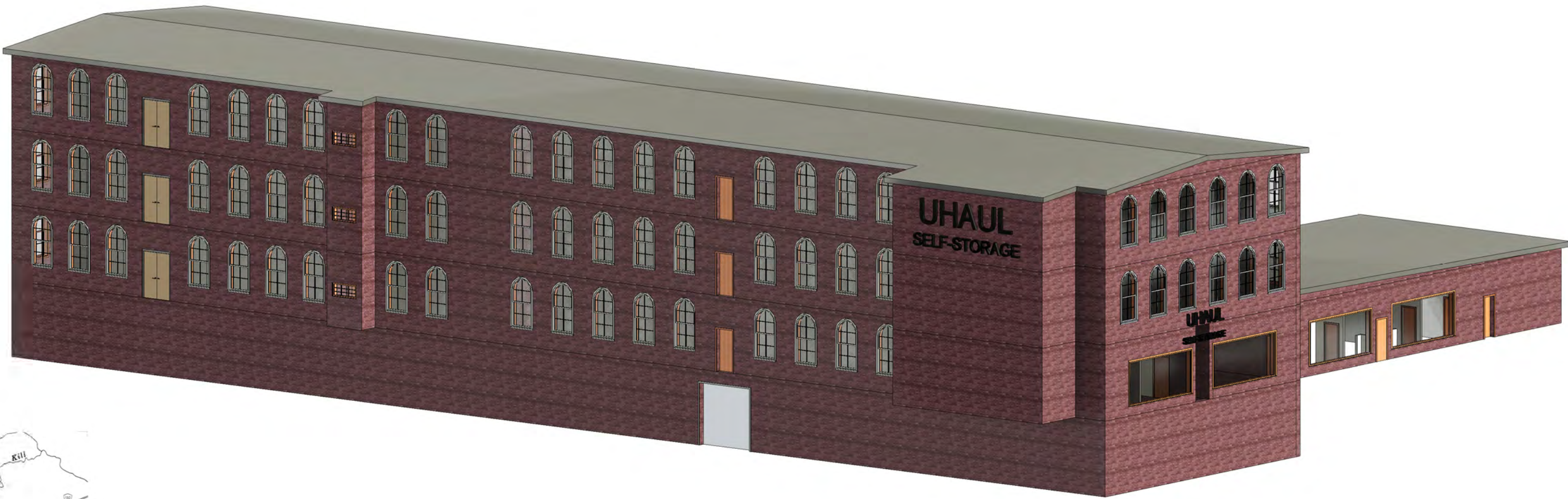
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File Name 10 LEONARD ST

Sheet Title
SITE
PLAN

Sheet No.
C10

AMSTERDAM WAREHOUSE
RENOVATION
10 LEONARD STREET
AMSTERDAM, NY 12010



1 {3D}
C10



PROJECT LOCATION

DRAWING LIST

- C10 COVER & NOTES
- C20 EXISTING PHOTOS
- A100 EXISTING FIRST LEVEL
- A101 PROPOSED FIRST LEVEL
- A110 EXISTING SECOND AND THIRD LEVEL
- A111 PROPOSED SECOND AND THIRD LEVEL
- A150 EXISTING ELEVATIONS
- A151 PROPOSED ELEVATIONS



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ISSUE	REV	DATE	DESCRIPTION
		6/22/23	REVISIONS
			PLANNING BOARD

Project Number	2022120
Drawn By	NDC
Designed By	BJB
Checked By	BJB
Date	3/24/23
Scale	NONE
File Name	WAREHOUSE

Cover & Notes


Sheet No.

C10

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Stamp


ISSUE	REV	DATE	BY	REMARKS
		6/22/23		PLANNING BOARD

Project Number2022120

Drawn ByNDC

Designed ByBJB

Checked ByBJB

Date3/24/23

Scale

File NameWAREHOUSE

Sheet Title
EXISTING
PHOTOS

Sheet No.
C20



A100



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MONTGOMERY COUNTY

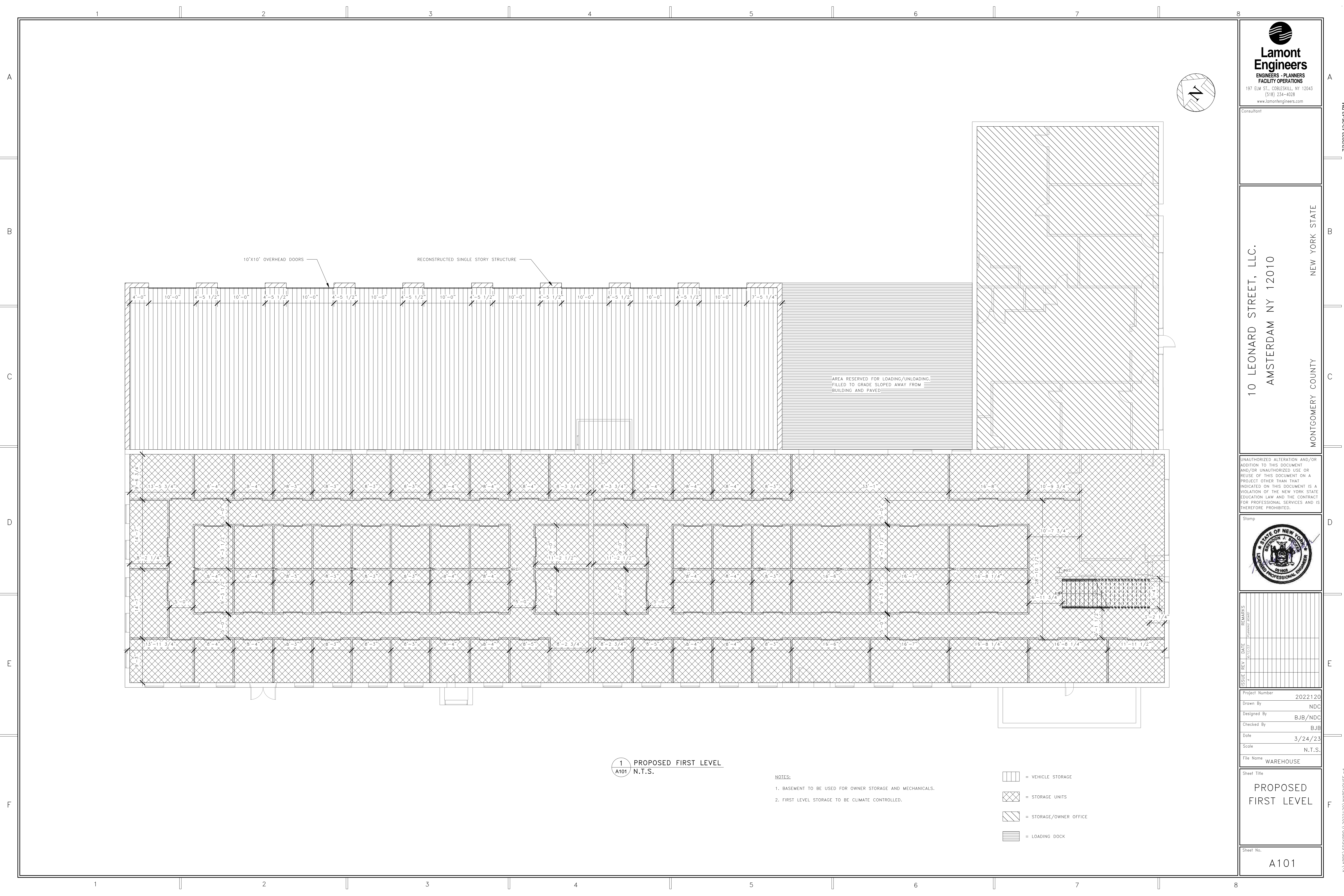
Stamps

3

Sheet Title

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		6/22/23		PLANNING BOARD

Project Number	2022120
Drawn By	NDC
Designed By	BJB/NDC
Checked By	BJB
Date	3/24/23
Scale	N.T.S.
File Name	WAREHOUSE

Sheet Title

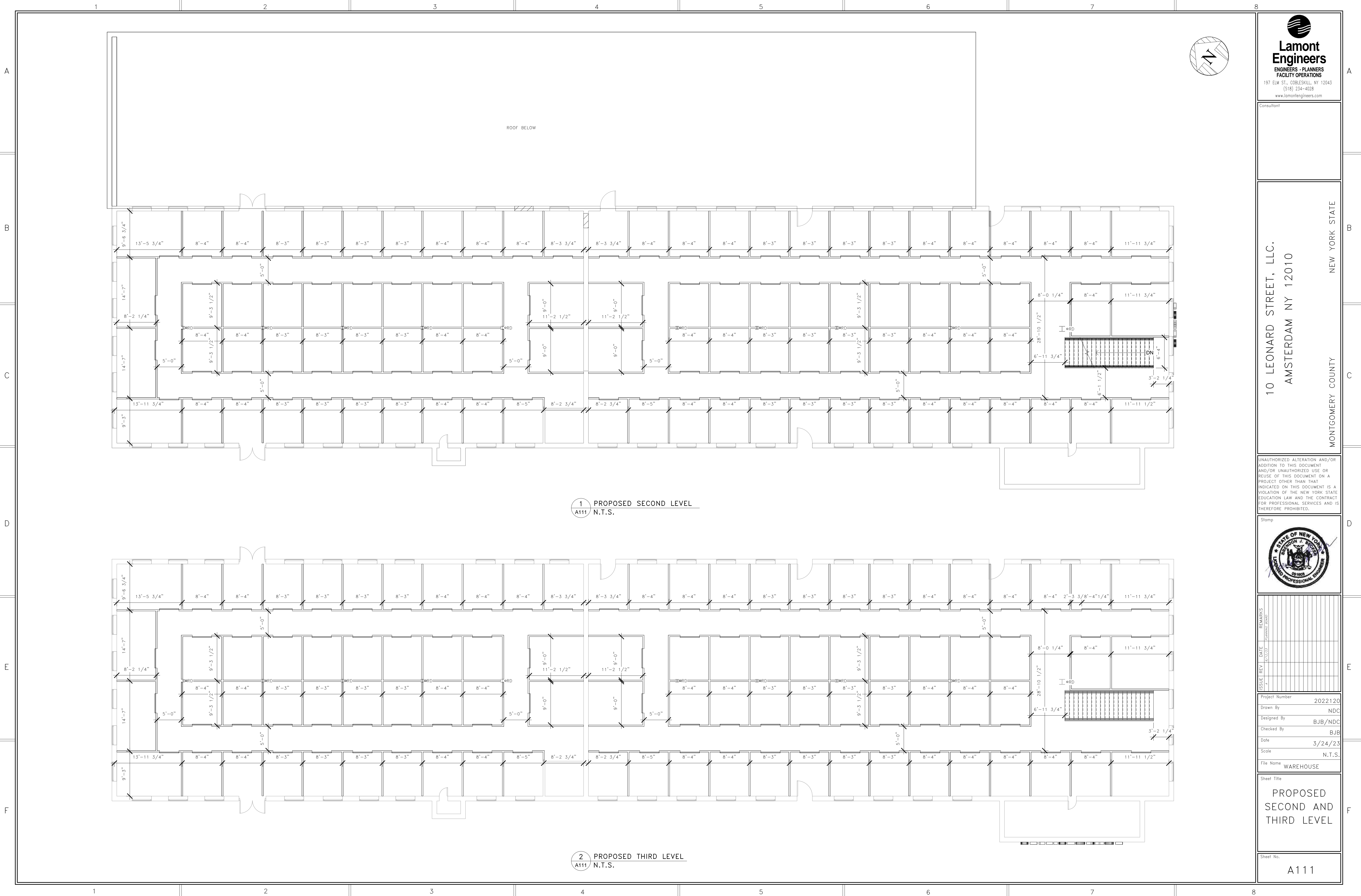
**PROPOSED
FIRST LEVEL**

Sheet No.

A101

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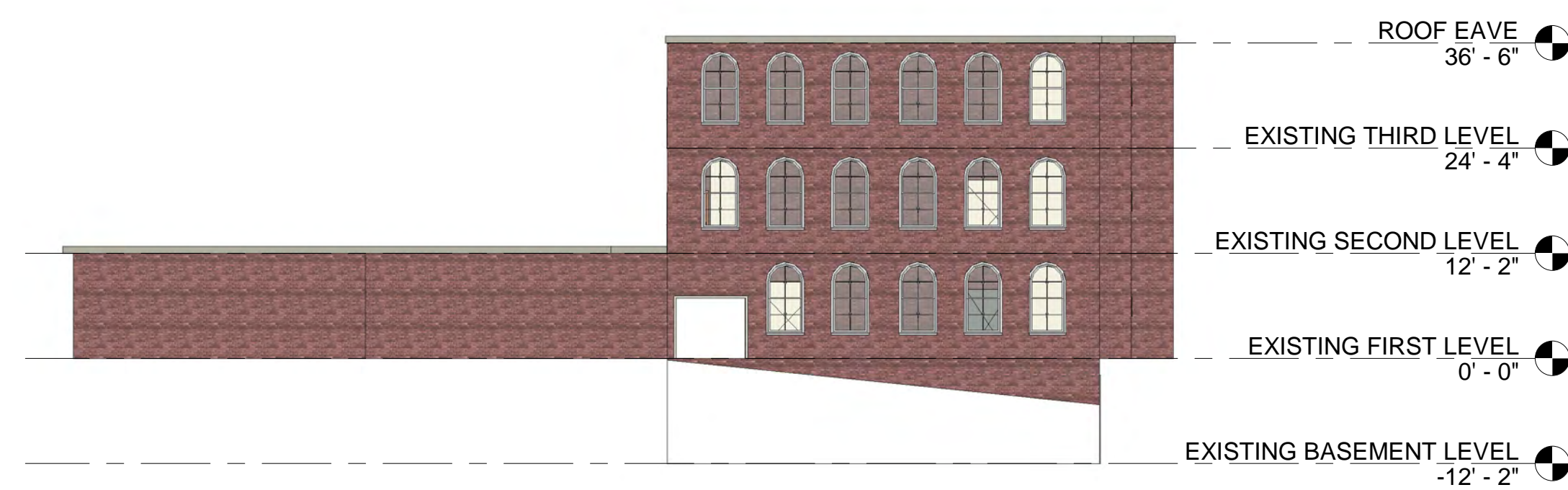
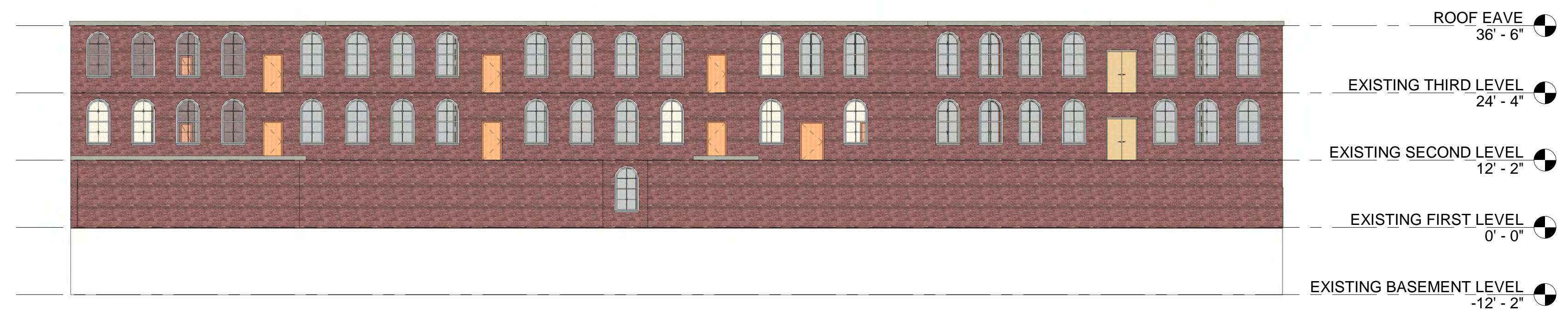
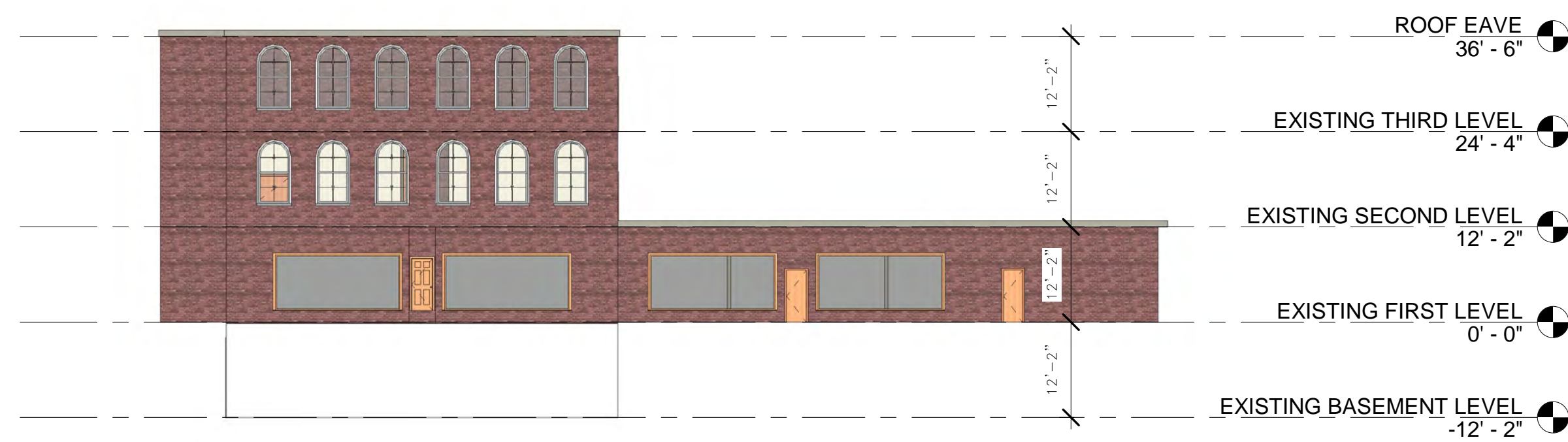
Project Number 2022120
Drawn By NDC
Designed By BJB/NDC
Checked By BJB
Date 3/24/23
Scale N.T.S.
File Name WAREHOUSE

Sheet Title
**PROPOSED
SECOND AND
THIRD LEVEL**

Sheet No.
A111

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Project Number	2022120
Drawn By	ZF/NDC
Designed By	BJB
Checked By	MHJ
Date	3/24/23
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Title Name	WAREHOUSE

EXISTING
LEVATIONS

Sheet No.

A150

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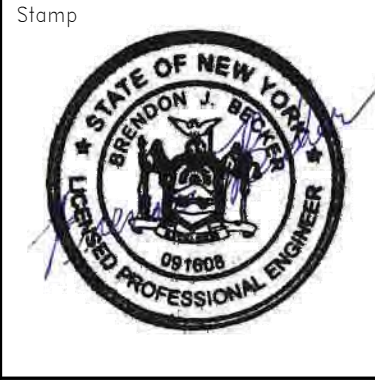
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Scale	1/16" = 1'-0"
File Name	WAREHOUSE

Sheet Title

PROPOSED
ELEVATIONS

Sheet No.

A151

- NOTES:
- OWNER MAY CHOOSE TO REMOVE EXISTING FLAT ROOF WITH A GABLE ROOF. ROOF TO INCLUDE GUTTERS TO DIRECT ROOF DRAINAGE TO EXISTING ROOF DRAINS.
 - EXISTING WINDOWS TO REMAIN. TO BE BLOCKED OFF WITH WHITE PAINTED SHEETROCK BEHIND GLASS.